



Town of Arlington, Massachusetts
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Minutes 04/26/2007

Commissioners

Present: S. Makowka, J. Worden, A. Frisch, B. Cohen, M. Potter

Commissioners

Not Present: M. Hope Berkowitz, M. Logan, Y. Logan, M. Penzenik

Guests: G. Martin, K. O'Brien, D. Berry, P. Hedlund, T. Smurzynski

1. Meeting called to order 8:03pm
2. Appt of alternate commissioners to Pleasant Street Historic District – A. Frisch, S. Makowka, M. Potter
3. Approval of minutes for 03/22/07; S. Makowka made changes on communications 4) applicable – remove word applicable; and in 4f) e-mail from C. Skelly should be described as a proposal – at end of 5a) remove “stone to match existing stone”. 5b) gutter profile hits “decorative” piece. J. Worden moved approval with modifications, seconded by B. Cohen, voted unanimously
4. **Communications**
 - b. E-mail re: Exterior Painting 5 Venner Road – Carol handled
 - c. E-mail re: Open Commissioner Seat – (Smurzynski) – Carol handled
 - d. E-mail re: Cell Tower in East Arlington (Out of District) – Carol handled
 - e. E-mail re: Open Commisioner Seat – (Dubell) – Carol handled
 - f. E-mail re: MHC Meeting – Establishing Local HD Workshop
 - g. E-mail re: 99 Westminster Ave. (Doctrow) re: Finalization of Project – B. Cohen handling
 - h. E-mail re: 23 Maple St. (Town Building) – Attending for Informal
 - i. E-mail re: 1 Monadnock (Starks) re: painting – Carol handled
 - j. Calls re: Illegal work at 274-276 Broadway (Galvin) – Carol handled
 - k. Calls re: Application process for new owner on Irving Street – Carol handled
 - l. J. Worden wanted Carol to distribute the list of companies repairing windows – add company from Brighton – Window Repair.com – add to list
 - m. S. Makowka reported on conversation with Town Counsel re: potential charges of fees in the future
 - n. S. Makowka reported call re: landscaping questions at 287 Pleasant St.
 - o. S. Makowka reported call re: guidelines for windows in Mt. Gilboa District

5. **New Business**

a. **Formal Hearing re: 152B Pleasant St. (Cury) re: patio renovations, installation of hot tub and fence 8:20pm**

Ricardo Cury, owner, made presentation. Applicant wants to complete two projects: renovate patio area in backyard and put up a fence in front yard along top of retaining wall for safety. In rear, small wall is there already, plan to put hot tub in back of yard with a fence. Since these changes are not visible from the street, the fence is entirely behind the house, and there is no change of grade, B. Cohen said we don't have jurisdiction over patio project and could issue a Certificate of Non-Applicability. However, the proposed front yard fence is under our jurisdiction. The applicant stated that the fence will be wood and will be designed to match the existing railing on the house, but he had no plans, pictures, or elevations to show the Commission. S. Makowka said he doesn't believe the Commission has enough info to make a judgment at this time on the front yard fence. At a minimum, the Commission would like to see pictures of existing of existing conditions, description of where the fence will be and what it will look like, especially since the existing driveway where fence will be

located is below grade. B. Cohen said she has no objection to a fence, just need information to visualize whether proposed fence is appropriate. S. Makowka said for the patio & back yard they'll issue a CONA – will hold off on front fence and continue hearing until next month.

b. Informal Hearing re: 23 Maple St. (Town of Arlington) re: renovations

Kevin O'Brien from Planning Dept. and David Barry, Asst. Dir. Planning brought plans to inform Commission of renovation activity at this property. S. Makowka said that he had spoken to Joanne Robinson from AHC about the transfer of this property from AHC to AHDC jurisdiction with the expansion of the Pleasant Street Historic District. K. O'Brien and D. Barry explained that the work to date and planned in the near term was more restoration than rehab. The Town had replaced slate roof and made repairs to chimneys. The next steps are to repair soffits and install replacement wooden gutters w/copper lining.

In later contract, the Town plans to replace windows, take off aluminum siding, and restore porches. S. Makowka said roof repair, gutter replacement, all fall under repair/replacement with like materials – don't need formal certificate of appropriateness, but encourage all owners to file CONA so there's some documentation of what's being done. Regarding the future work, S. Makowka indicated that many of the items discussed seem very positive but would require a COA from the Commission. C. Greeley was asked to forward the list of window restorers that J. Worden has compiled. Chimneys were reconstructed with like materials, same design. Joanne Robinson from AHC arrived and went over project with history with AHC and Planning Dept. She presented a letter to S. Makowka that she had originally sent Alan McClenen (former Planning Director) with questions about the project. A photograph was also presented. Upon review, most of the issues had already been addressed. The proposed changes to the windows, siding and porches will need to be reviewed before moving forward. S. Makowka thanked the Town officials for their presentation and asked that Ms. Robinson's added letter be added to the files. K O'Brien also stated that the Town was also planning to fix the roof on Senior Center, and that they would be applying for a CONA.

c. Informal Hearing re: 8-10 Central St. (Hedlund) re: future renovations

Peter Hedlund was present. Applicant reminded Commission that they had applied for changes to their "carriage house" about 1 _ yrs ago and had finished that project and were ready to do another project. Applicant described, drawing #1 shows existing conditions – they live in 10 Central St., 8 Central is carriage house previously renovated for residential use, there is currently parking between these structures along Central Street. Applicant is here tonight to get informal opinion on proposal to landscape this parking area and add fence & small pergola attached to house. The existing 3 parking spaces in front of house will move around back to a paper street (Church Way) at rear of property. Applicant wants to add fence along street line and build new pergola that is larger than existing structure. The fence they would like to install is shown on last page of the handout. Their intent is to match the neighbor's fence across the street. The Commission indicated support for this style of fence. Applicant explained that they were trying to be simple and not conflict with the Greek Revival house. The posts will be as close an exact replace to neighbors' fence as possible and will go all along Central Street at end of property with 2 gate openings. In the back, they plan to maintain the existing small chainlink fence between the two houses. The new pergola is larger and wider than the existing one to accommodate a larger patio that makes better use of space

The Commission questioned the design of the fence and suggested that alternatives be explored including bringing fence into the porch and adding gate(s) at front walk where current proposal has none. Regarding the pergola, the Applicant described their intent to construct a white painted wood – not pressure treated – structure. The intent is to do something very simple that doesn't detract from the rest of the house. B. Cohen suggested looking at Andrew Jackson Downing pattern books for ideas of appropriate designs and also suggested that they might want to look at a pergola located at the corner of Russell & Water St.. S. Makowka said that the preliminary drawings shown tonight looked a little austere and reiterated the suggestion that the applicants look to find an appropriate design. The final design should have sufficient massing and the applicants will be well served to think about ensuring structural stability perhaps through the use of some diagonal bracing.

Applicants had an additional question regarding "funny" wooden shutters discovered behind bushes on front of carriage house. As shown on drawing #4, the shutters are much longer than the windows at these two locations. What should they do? B. Cohen suggested that the shutters probably originally came from the beside full length windows on the front of the Greek Revival, which were subsequently replaced with shorter units. Two options suggested were taking them off and see how they like it without or altering them if want to match window and keep them on.

S. Makowka summarized that the Commission needed to see additional detail for the fence at the next hearing. With regard for the applicant's desire to possibly get a 10-day certificate, the Commissioners were not comfortable that the scope of this project met the criteria for granting a 10 day certificate. Need to do formal hearing for next month.

d. **Post Office parking lot has new gate** – didn't get permission. We'll contact them about guidelines in a Historic District.

e. **New owner at 25 Avon Place asked about process.** Looking to replace some wooden gutters, maybe with copper. S. Makowka explained how to come in for an informal or a formal hearing and the difference between COA and CONA. B. Cohen said copper may be appropriate on that house and suggested that he bring the gutter profile to the hearing. The owner also asked about putting a shed in the pool area and the Commission suggested that the design should be consistent with design guidelines (also, applicant might want to view an existing "duck house" located at the corner of Lowell & Westmoreland as an example. Owner will contact C. Greeley for future meeting

6. Other Business

- a. Joint AHDC/AHC meeting – probably going to be in the fall
- b. District Signage Inventory – Carol is finalizing

7. Old Business

- a. Preservation Loan Program Update – Closing the Loan on corner Avon Place and Massachusetts Avenue.
- b. Open District Commissioner Seats – Mt. Gilboa/Crescent Hill and Broadway. Potential Commissioners – Gregory Dubell and Thomas Smurzynski. Forward request for John Worden to do letter to BOS for Mr. Smurzynski who appeared later in the meeting and S. Makowka told him we were sending his resume to the BOS for approval. We will request Mr. Dubell to come to next month's meeting to meet Commissioners before sending request to BOS.

8. Review of Projects

1. 80 Westminster Avenue (Reitzel 00-09M) – Berkowitz
2. 14-16 Russell Street (Alex 00-28R), 10/01 (certificate modified 11/01) – Makowka
3. 35 Jason Street (Lynch 00-33J) 12/01; 01-08J) 05/02 – Makowka-COA
4. 11 Westmoreland Avenue (Caruso 01-12M) 6/02 – Cohen-COA
5. 139-141 Westminster (Entov 03-18M) – Berkowitz-COA
6. 14 Jason Street (window change w/o permit) - Makowka
7. 144 Pleasant Street (Cole, 04-1P) – Potter-COA
8. 25 Elder Terrace (Cantlon, 04-3G) – Cohen-COA
9. 79 Crescent Hill (Moore, 04-5G) – Cohen-CONA
10. 72 Westminster Ave. (Colman, 04-6G) – Y. Logan-COA
11. 74 Pleasant Street (St John's Episcopal Church, 04-10P) – Makowka-CONA
12. 56 Jason Street (Tanner, 04-15J) – Kuhn-COA
13. 15 Russell Street (Lagow, 04-17R) – Penzenik (changed from Kuhn)-COA
14. 118 Pleasant Street (Pleasant St. Realty Trust, 04-21P) - Makowka-CONA
15. 50 Pleasant Street (Town of Arlington, 04-22P) – Penzenik-COA
16. 19 Westmoreland Ave. (Munro, 04-23M) – Potter-CONA
17. 19 Westmoreland Ave. (Munro, 04-24M) – Potter-COA
18. 40-42 Pleasant Street (Barbosa for Scire, 05-04P) – Makowka – CONA
19. 75 Westminster Ave. (Dressler, 05-06M) – Makowka – COA
20. 175 Lowell Street (Erickson for Hill, 05-07M) – Cohen – COA
21. 15 Montague Street (Barkans, 05-08M) – Cohen – CONA
22. 145 Pleasant Street (Colt, - 05-13P) – Santos – COA
23. 203 Lowell Street (Salocks & Stafford – 05-15M) – Makowka – CONA
24. 14-16 Russell Street (Alvin Robbins Condo Trust – 05-23R) – Cohen – COA
25. 105 Westminster Avenue (Origo – 05-27M) – Cohen – COA
26. 34 Westminster Avenue (Ahlin for Heinrich – 05-28M) – Santos – COA
27. 14 Westmoreland Avenue (Leveille – 05-29M) – Makowka – CONA
28. 145 Pleasant Street (Colt – 05-30P) – Makowka – CONA
29. Lot between 147 & 157 Lowell Street (Warnock – 05-33M) – Santos/Cohen – COA
30. 28 Academy Street (Rehrig – 05-34P) – Penzenik – COA
31. 109 Crescent Hill Ave. (Sienkiewicz – 05-35M) – Frisch – COA
32. 10 Central Street (Hedlund – 05-36C) – Penzenik – COA
33. 145 Pleasant Street (Colt – 06-01P) – Santos – CONA
34. 118 Westminster Ave. (Stansbury – 06-02M) – Frisch – COA
35. 7 Westmoreland Ave. (Levy – 06-03M) – Penzenik – COA
36. 205 Pleasant Street (Kavanaugh – (originally 05-30P corrected to 06-05P) – Makowka – CONA
37. 106 Crescent Hill Ave. (Magnussen – 06-07M) – Alberg – COA

38. 106 Crescent Hill (Magnussen – 06-10M) – Makowka – CONA
39. 42 Academy Street (Sachs – 06-12P) – Penzenik – COA
40. 197 Lowell Street (Svencer – 06-13M) – Makowka – COA
41. 1 Monadnock Road (Starks & Hopeman – 06-15P) – Makowka – CONA
42. 20 Maple Street (Kapinos – 06-16P) – Makowka – CONA
43. 140 Pleasant Street (Haas – 06-17P) – Makowka – CONA
44. 203 Lowell Street (Salocks & Stafford – 06-20M) – Potter – COA
45. 23 Jason Street (Shedin for Leary – 06-21J) – Makowka – CONA
46. 106 Crescent Hill Ave. (Magnussen – 06-22M) – Makowka – CONA
47. 123 Westminster Ave. (Urgotis – 06-26M) – Makowka – CONA (Front Steps)
48. 109 Westminster Ave. (Rimes – 06-27M) – Makowka – CONA (Roof Shingles)
49. 111 Pleasant St. (Fredieu – 06-28P) – Makowka – CONA (Front Porch & Main Roof)
50. 16 Maple St. (Rogers – 06-29P) – Makowka – CONA (Tool Shed Demolition)
51. 16 Central St. (Keane for Piechota – 06-30C) – Makowka – CONA (Roof Replacement)
52. 26 Academy St. (Wright – 06-31P) – Makowka – COA (Stoop & Railing Replacement)
53. 243 Pleasant St. (Ferranti – 06-36P) – Makowka – CONA (Roof Replacement)
54. 23 Russell St. (Glover – 06-38R) – Cohen – COA (Porch Rail, Window, Fence)
55. 5 Venner Road (Kallas – 06-39P) – Frisch – COA (Window Replacements)
56. 105 Pleasant St. (Ferraguto – 06-40P) – Makowka – CONA (Front Portico & Beams)
57. 99 Westminster Ave. (Doctrow – 06-43M) – Cohen – COA (Porch)
58. 50 Pleasant St. (Town of Arlington – 06-44P) - Mahowka - CONA (Front Door)
59. 188 Pleasant Street (Spencer – 07-01P) – Makowka – CONA (Gutters, Porch Repairs)
60. 109 Crescent Hill Ave. (Peik for Sienkiewicz – 07-02M) – Frisch – COA (Windows)
61. 251 Pleasant St. (Fitch – 07-03P) – Frisch – COA (Doors)
62. 109-117 Crescent Hill Ave. (Sienkiewicz – Denial 2007) – Makowka (New Construction)
63. 144 Pleasant St. (Yates – 07-04P) – Makowka – CONA (Rear Basement Window)
64. 111 Pleasant St. (Fredieu – 07-05P) – Makowka – CONA (Chimney, Garage Door, Repairs, etc)
65. 390 Mass. Ave. (Kozelian – 07-06A) – Makowka – CONA (Soffit, Fascia, Rafter, Gutter & Slates)
66. 246 Pleasant St. (Eykamp – 07-07P) – Makowka – COA (Driveway, Patio & Portico)
67. 111 Pleasant St. (Fredieu – 07-08P) – Frisch – COA (Gutters, Valley & Scuppers)
68. 12 Russell Terrace (Caritas – 07-09R) – Makowka – CONA (Temporary Fence)

Meeting adjourned 10:00pm